# **City of Gardner**

# **Department of Community Development and Planning**

# DISTRESSED PROPERTY LIST 2006

The City of Gardner strives to make its neighborhoods safer and better places to live. To this end, the City, acting through its Department of Community Development and Planning has compiled a list of "Distressed Properties" for the year 2006. In conjunction with this list, the City works to provide funding through grants and private investment to improve conditions for the betterment of the community.

# **2006 List of Distressed Properties**

206 Central Street

35-39 Graham Street

31 Grant Street

18 Guild Road

412 Main Street

492 Main Street

543 Main Street

58 (Rear) Main Street

90-96 Mechanic Street

60 Mill Street

131 Mill Street

170 Mill Street

242 Mill Street

57-67 Parker Street

94 Pleasant Street

138 Pleasant Street

142 Pleasant Street

67 Sawyer Street

73 Stuart Street

13 Washington Street

25 Wickman Drive

Properties listed alphabetically

# How do properties get on the list?

The Department of Community Development and Planning periodically prepares a list of distressed properties located within the municipal boundaries of Gardner. The purpose of the list is to identify troubled properties to better direct public and private efforts to address issues of slum and blight in the city.

Lists have been compiled previously for the years 1992, 1996, 2000, and 2004. The list was reviewed and updated for 2006. As a result of the review, one property was removed and three were added.

A point system was used to rank the properties. A property receives one point for each characteristic of distress, with the higher ranking properties being included on the list. The highest possible score was fourteen.

In this most recent review, properties scored from a low of one (1) point to a high of ten (10) points. Properties scoring three points or more were included on the list.

Selection criteria were:

Municipal Tax Lien
Water or Sewer Lien
Vacant
Unsecured
Open to Weather
Brownfield or Underground Storage Tank
Priority Redevelopment Area

Structural Fault
Condemned
Fire Damage or Fire Risk
Other (explain below)
Carried over from 1992 List
Carried over from 1996 List
Carried over from 2000 List

# **Properties Listed in Alphabetical Order**

<u>Address</u>	Points Received
206 Central Street	7
35-39 Graham Street	5
31 Grant Street	7
18 Guild Road	3
492 Main Street	4
412 Main Street	5
543 Main Street	5
58 (Rear) Main Street	5
90-96 Mechanic Street	5
60 Mill Street	5
131 Mill Street	5
170 Mill Street	10
242 Mill Street	5
57-67 Parker Street	10
94 Pleasant Street	3
138 Pleasant Street	8
142 Pleasant Street	8
67 Sawyer Street	6
73 Stuart Street	5
13 Washington Street	5
25 Wickman Drive	9

# **Properties Listed by Point Score**

Address	Points Received
170 Mill Street	10
57-67 Parker Street	10
25 Wickman Drive	9
138 Pleasant Street	8
142 Pleasant Street	8
206 Central Street	7
31 Grant Street	7
67 Sawyer Street	6
35-39 Graham Street	5
58 (Rear) Main Street	5
412 Main Street	5
543 Main Street	5
90-96 Mechanic Street	5
60 Mill Street	5
131 Mill Street	5
242 Mill Street	5
73 Stuart Street	5
13 Washington Street	5
492 Main Street	4
18 Guild Road	3
94 Pleasant Street	3

# Where to Get Help

## City Clerk and Collector (978-630-4008)

The City Clerk's Office receives and records payment of City tax bills. Unpaid municipal tax and utility bills become municipal liens against the property.

#### **City Assessor (978-630-4004)**

The Assessor values all properties for tax purposes, sets the annual tax rate, and hears requests for abatements of taxes.

#### **Department of Community Development and Planning (978-630-4011)**

This department works with the Planning Board to coordinate development projects that require review by the Board. It also administers the City's Community Development Block Grant programs, which provide financial and technical assistance for housing and commercial rehabilitation, public infrastructure projects, and other community development activities.

#### Building Department (978-630-4007)

The Building Commissioner administers the State Building Code and also acts as the Zoning Enforcement Officer. Any construction or alteration of buildings in the city that falls under the Building Code must receive a building permit from the Building Commissioner, who monitors all construction in the City to ensure that all regulations for safe construction are followed.

The *Plumbing Inspector and Wiring Inspector* also work out of the Building Commissioner's Office.

#### City Engineer (978-630-4010)

The City Engineer reviews plans and projects for compliance with city regulations, assists other departments with engineering issues, and acts as a clearinghouse for information pertaining to the city's infrastructure (roads, sewers, and storm drains).

#### Department of Public Works (978-630-4015)

The DPW is responsible for operations and maintenance of the city's water and sewer systems. They are also responsible for collecting water and sewer bills.

#### **Zoning Board of Appeals (978-630-4007)**

The Zoning Board of Appeals (ZBA) hears and decides on petitions for variance and special permits pertaining to zoning matters.

#### **Board of Health (978-630-4013)**

The Board of Health administers laws pertaining to septic systems, water supplies and the landfill, as well as other public health issues. The Board must approve designs for septic systems and placement of wells.

## **Financial Assistance**

The City of Gardner, through its Department of Community Development and Planning, administers various Community Development Block Grant programs that provide financial assistance to qualified property owners and/or tenants. There are eligibility requirements for applicants, and some programs have specific target areas within the city. Owners of distressed properties may be interested in the Housing Rehabilitation and the Commercial Rehabilitation programs in particular.

For more information, contact the Department of Community Development and Planning at 978-630-4011.

# **206 Central Street**



**Property Owner:** Worcester Community Housing Resources, Inc. 11 Pleasant Street, Ste 300 Worcester, MA 01609

	Assessor's references	: Map P-25	Bloc	k 10	Lot 4
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Point score:

Municipal Tax Lien	$\checkmark$	Structural Faul
Water or Sewer Lien	$\checkmark$	Condemned
Managet		E: D

- ☑ Vacant
- ☐ Unsecured
- ☑ Open to Weather
- ☑ Brownfield or Underground Storage Tank
- ☑ Priority Redevelopment Area (Downtown Target Area and adjacent residential areas)
- lt
- ☑ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

# 35-39 Graham Street



Property Owner: R A Realty Trust
378 Kelley Street
Manchester, NH 03012

Assessor's references: Map O-25 Block 30 Lot 23

Point score: 5

☑ N	/lunicipal	Tax	Lien
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- ☑ Water or Sewer Lien
- □ Vacant
- ☐ Unsecured
- $\hfill\square$  Open to Weather
- ☐ Brownfield or Underground Storage Tank
- ☑ Priority Redevelopment Area

(Downtown Target Area and adjacent residential areas)

- ☑ Structural Fault
- ☐ Condemned
- ☑ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List☐ Carried over from 2000 List☐

# 31 Grant Street



Property Owner: BBC Equities, Inc. PO Box 1014
Gardner, MA 01440

Assessor's references: Map Q-22 Block 27 Lot 33

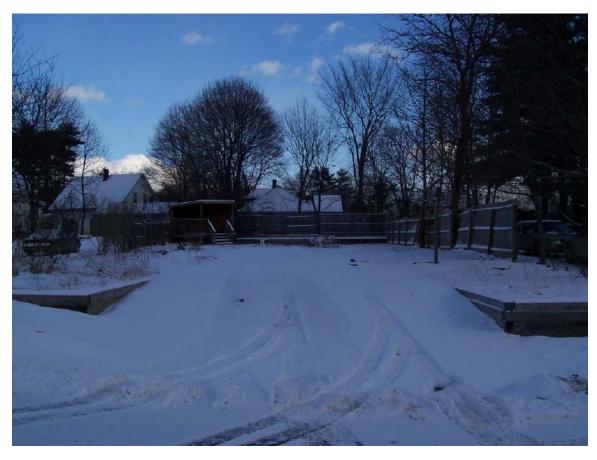
Point score: 7

Municipal Tax Lien	$\checkmark$	Structural Fault
Water or Sewer Lien	$\checkmark$	Condemned

- ☑ Vacant☑ Fire Damage or Fire Risk☑ Unsecured☑ Other (explain below)
- ☑ Open to Weather☐ Carried over from 1992 List☐ Brownfield or Underground Storage Tank☐ Carried over from 1996 List

✓ Priority Redevelopment Area (Downtown Target Area and adjacent residential area)
 ✓ Carried over from 2000 List

# 18 Guild Road



Property Owner: Robert May 52 Water Street Gardner, MA 01440

Assessor's references: Map K-27 Block 1 Lot 1

#### Point score: 3

	Municipal Tax Lien		Structural Fault
	Water or Sewer Lien		Condemned
$\checkmark$	Vacant		Fire Damage or Fire Risk
	Unsecured	$\overline{\mathbf{V}}$	Other (explain below)

- ☐ Unsecured☐ Other (explain below)☐ Open to Weather☐ Carried over from 1992 List
- ☐ Brownfield or Underground Storage Tank ☐ Carried over from 1996 List ☐ Carried over from 2000 List
- ☐ Priority Redevelopment Area ☐ Carried over from 2000 List (Downtown Target Area and adjacent residential areas)

#### Other comments:

City demolished building; demolition lien on property.

# **412 Main Street**



**Property Owner: Edward Jaferian** 145 Church Street Carlisle, MA 01741

Assessor's references: Lot 12 Map P-20 Block 41

Point score: 5

$\overline{\mathbf{V}}$	Municipal Tax Lien	Structural Fau
	Water or Sewer Lien	Condemned

- ☑ Vacant
- ☐ Unsecured ☐ Open to Weather
- ☑ Brownfield or Underground Storage Tank
- ☑ Priority Redevelopment Area (Downtown Target Area and adjacent residential areas)
- lt
- ☑ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List ☐ Carried over from 2000 List

# **492 Main Street**



Property Owner:

Collier-Keyworth Co.
c/o Leggett & Platt
1 Leggett Road
P.O. Box 757
Carthage, MO 64836

Assessor's references: Map Q-20 Block 48 Lot 6

Point score: 4

	Municipal Tax Lien		Structural Fault
	Water or Sewer Lien		Condemned
$\overline{\checkmark}$	Vacant	$\checkmark$	Fire Damage or Fire Risk
	Unsecured		Other (explain below)
	Open to Weather		Carried over from 1992 List
$\overline{\mathbf{V}}$	Brownfield or Underground Storage Tank		Carried over from 1996 List
$\overline{\checkmark}$	Priority Redevelopment Area		Carried over from 2000 List
	(Downtown Target Area and adjacent residential areas)		

# **543 Main Street**



Property Owner:

Boston & Maine Corp.
Guilford Transportation Industries
Iron Horse Park
North Billerica, MA 01862

Assessor's references:	Map R-20	Block 59	Lot 7

#### Point score: 5

☐ Municipal Tax Lien	☐ Structural Fault
□ Water or Sewer Lien	☐ Condemned
✓ Vacant	☐ Fire Damage or Fire Risk
☐ Unsecured	☐ Other (explain below)

- □ Open to Weather□ Carried over from 1992 List□ Brownfield or Underground Storage Tank□ Carried over from 1996 List
- ☑ Priority Redevelopment Area ☑ Carried over from 2000 List (Downtown Target Area and adjacent residential areas)

# (\_\_\_\_\_,

# 58 (Rear) Main Street



Property Owner: RHO Ltd
P.O. Box
Gardner, MA 01440

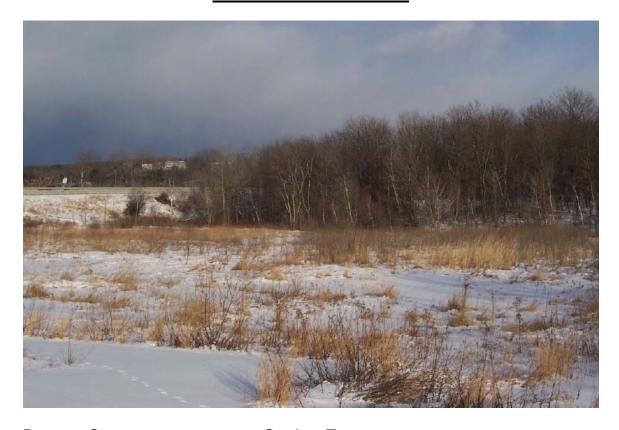
(Downtown Target Area and adjacent residential areas)

Assessor's references: Map O-24 Block 37C Lot 44A

Point score: 5

	Municipal Tax Lien	$\overline{\checkmark}$	Structural Fault
	Water or Sewer Lien		Condemned
$\overline{\mathbf{V}}$	Vacant	$\checkmark$	Fire Damage or Fire Risk
	Unsecured		Other (explain below)
	Open to Weather		Carried over from 1992 List
$\overline{\mathbf{V}}$	Brownfield or Underground Storage Tank		Carried over from 1996 List
$\checkmark$	Priority Redevelopment Area		Carried over from 2000 List

# 90-96 Mechanic Street



<u>Property Owner:</u> Gardner Trust
Richard Miller and Ronald Kirwood, Trustees

12 Willow Rd. Harvard, MA 01451

Assessor's references: Map Q-19 Block 40 Lot 2

Point score: 5

	Municipal Tax Lien	Structural Faul
$\Box$	Water or Sewer Lien	Condemned

✓ Vacant ☐ Fire Damage or Fire Risk

☐ Unsecured ☐ Other (explain below)

☐ Open to Weather ☐ Carried over from 1992 List ☐ Rrownfield and Underground Storage Tank ☐ Carried over from 1996 List

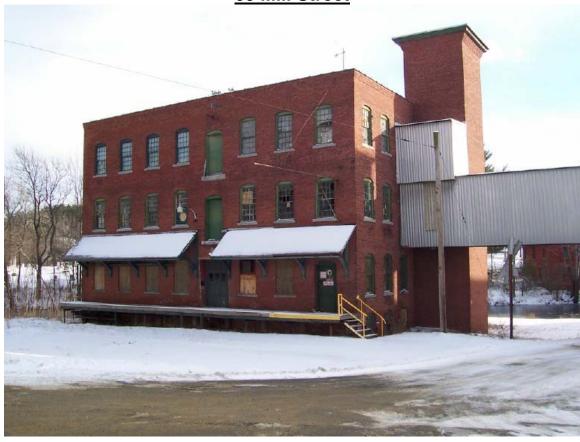
☐ Brownfield and Underground Storage Tank ☐ Carried over from 1996 List

☐ Priority Redevelopment Area ☐ Carried over from 2000 List (Downtown Target Area and adjacent residential areas)

#### Other comments:

US Environmenal Protection Agency lien for hazardous material clean-up. Underground tank.

# **60 Mill Street**



Property Owner:

Bent Mill, LLC
21 Fruit Street
Holden, MA 01520

Assessor's references: Map Q-14 Block 6 Lot 4A

Point score: 5

 Municipal Tax Lien	$\checkmark$	Structural Fault
Water or Sewer Lien		Condemned

- □ Water or Sewer Lien☑ Vacant□ Unsecured
- □ Open to Weather☑ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area (Downtown Target Area and adjacent residential area)
- □ Carried over from 1996 List□ Carried over from 2000 List

☑ Fire Damage or Fire Risk☐ Other (explain below)

☐ Carried over from 1992 List

# (Downtown Target Area and adjacent residential area)

# **131 Mill Street**



Property Owner: Asgard Realty, LLC 326 Lisle Street, Suite 100 Braintree, MA 02184

Assessor's references: Map Q-14 Block 36 Lot 1

Point score: 5

Municipal Tax Lien
Water or Sewer Lien

☑ Vacant

☑ Unsecured

☑ Open to Weather

☐ Brownfield or Underground Storage Tank

☐ Priority Redevelopment Area

(Downtown Target Area and adjacent residential area)

☐ Condemned

☑ Fire Damage or Fire Risk

☐ Other (explain below)

☐ Carried over from 1992 List

☐ Carried over from 1996 List

☐ Carried over from 2000 List



<u>Property Owner:</u> Active Realty & Investment Realty Trust

Steven Ruscio, Trustee

73 Stuart St.

Gardner, MA 01440

Assessor's references: Map P-13 Block 9 Lot 2

Point score: 10

☐ Municipal Tax Lien☐ Water or Sewer Lien☐ Condemned

☑ Vacant ☑ Fire Damage or Fire Risk

☑ Unsecured ☑ Other (explain below)

☑ Open to Weather ☐ Carried over from 1992 List

☑ Brownfield or Underground Storage Tank
☑ Carried over from 1996 List

☐ Priority Redevelopment Area ☐ Carried over from 2000 List (Downtown Target Area and adjacent residential area)

#### Other comments:

One tank leaking unknown product on ground; second tank inside, unknown condition.

# 242 Mill Street



Property Owner: Pail Factory LLC 29 Union Square Gardner, MA 01440

Assessor's references: Map O-13 Block 16 Lot 7

Point score: 3

Municipal Tax Lien
Water or Sewer Lien

☑ Vacant

☑ Unsecured

☑ Open to Weather

Other comments:

☐ Brownfield or Underground Storage Tank

☐ Priority Redevelopment Area

(Downtown Target Area and adjacent residential areas)

$   \sqrt{} $	Structural	Fault

- □ Condemned
- ☑ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List☐ Carried over from 2000 List☐

## 57-67 Parker Street



<u>Property Owner:</u> Maki Building Trust Judith Falite, Trustee

7 Glen Dr.

Lynnfield, MA 01940

Assessor's references: Map O-24 Block 121 Lot 7

Point score: 10

✓ Municipal Tax Lien✓ Structural Fault✓ Water or Sewer Lien✓ Condemned

☑ Vacant☑ Fire Damage or Fire Risk☑ Unsecured☑ Other (explain below)

☐ Open to Weather ☐ Carried over from 1992 List ☐ Rrownfield or Underground Storage Tank

☐ Brownfield or Underground Storage Tank ☐ Carried over from 1996 List

☑ Priority Redevelopment Area ☑ Carried over from 2000 List (Downtown Target Area and adjacent residential area)

#### Other comments:

Wood support columns compressing under weight of building Damaged Roof Vandalism

# 94 Pleasant Street



Property Owner: R A Realty Trust
378 Kelley Street
Manchester, NH 03012

Assessor's references: Map O-23 Block 4 Lot 15

Point score: 3

$\checkmark$	Municipal Tax Lien		Structural Faul
$\checkmark$	Water or Sewer Lien		Condemned
П	Vacant	П	Fire Damage of

- □ Vacant□ Fire Damage or Fire Risk□ Unsecured□ Other (explain below)
- □ Open to Weather□ Carried over from 1992 List□ Brownfield or Underground Storage Tank□ Carried over from 1996 List
- ☑ Priority Redevelopment Area
   ☑ Carried over from 2000 List
   (Downtown Target Area and adjacent residential areas)

# **138 Pleasant Street**



<u>Property Owner:</u> RJM Development, Inc.

7 Glen Dr.

Lynnfield, MA 01940

Assessor's references: Map O-23 Block 9 Lot 20

Point score: 8

- ☑ Municipal Tax Lien
- □ Water or Sewer Lien
- ☑ Vacant
- ☐ Unsecured
- ☑ Open to Weather
- ☐ Brownfield or Underground Storage Tank
- □ Priority Redevelopment Area

(Downtown Target Area and adjacent residential area)

- ☑ Structural Fault
- ☑ Condemned
- ☑ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☑ Carried over from 1996 List
- ☑ Carried over from 2000 List

#### Other comments:

Asphalt siding poses fire risk Roof damage

# **142 Pleasant Street**



<u>Property Owner:</u> Judith Falite, Trustee

354 Main St.

Wakefield, MA 01880

Assessor's references: Map O-23 Block 10 Lot 21

Point score: 8

- ☑ Municipal Tax Lien
- ☐ Water or Sewer Lien
- ☑ Vacant
- ☑ Unsecured
- ☑ Open to Weather
- ☐ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area

(Downtown Target Area and adjacent residential areas)

- ☑ Structural Fault
- ☑ Condemned
- ☑ Fire Damage or Fire Risk
- ☑ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

#### Other comments:

Instrument of taking on file

# **67 Sawyer Street**



Property Owner: Herbert & Veronica Lamoureux

67 Sawyer Street Gardner, MA 01440

Assessor's references: Map M-12 Block 8 Lot 20

Point score: 6

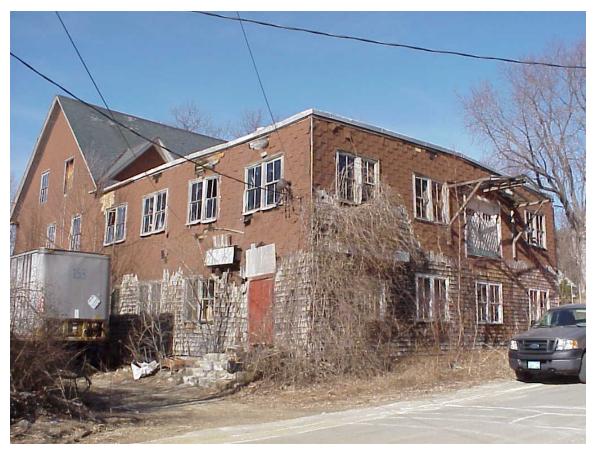
	N	1unicipal	Tax	Lien
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- ☐ Water or Sewer Lien
- ☑ Vacant
- ☑ Unsecured
- ☑ Open to Weather
- ☐ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area

(Downtown Target Area and adjacent residential areas)

- ☑ Structural Fault
- ☑ Condemned
- ☑ Fire Damage or Fire Risk
- ☐ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

# **73 Stuart Street**



Property Owner: Steven Ruscio
73 Stuart Street
Gardner, MA 01440

Assessor's references: Map N-30 Block 13 Lot 6

Point score: 5

	Municipal Tax Lien	$\checkmark$	Structural Fault
	Water or Sewer Lien		Condemned
$\checkmark$	Vacant	$\checkmark$	Fire Damage or
$\overline{\mathbf{V}}$	Unsecured		Other (explain b

☑ Open to Weather□ Brownfield or Underground Storage Tank

☐ Priority Redevelopment Area (Downtown Target Area and adjacent residential area)

	Fire Damage or Fire Risk
	Other (explain below)
	Carried over from 1992 Lis
	Carried over from 1996 Lis
	Carried over from 2000 List

# **13 Washington Street**



Property Owner: Jose Ayala and Carmen & Daniel Melenzed 169 Western Ave. #3
Cambridge, MA 02139

Assessor's references: Map P-23 Block 49 Lot 34

Point score: 5

□ Municipal Tax Lien	☐ Structural Fault
☐ Water or Sewer Lien	☐ Condemned
☑ Vacant	☐ Fire Damage or Fire Risk

☐ Unsecured☐ Other (explain below)☐ Open to Weather☐ Carried over from 1992 List

☐ Brownfield or Underground Storage Tank ☐ Carried over from 1996 List

☐ Priority Redevelopment Area ☐ Carried over from 2000 List (Downtown Target Area and adjacent residential areas)

Other comments:

City demolished building. Demolition lien.

# 25 Wickman Drive



Property Owner:

D.L. Gates, LLC
37 Qual Hollow Lane
Agawam, MA 01001

Assessor's references: Map L-7 Block 17 Lot 15

Point score: 9

- ☑ Municipal Tax Lien
- ☐ Water or Sewer Lien
- ☑ Vacant
- ☑ Unsecured
- ☑ Open to Weather
- ☑ Brownfield or Underground Storage Tank
- ☐ Priority Redevelopment Area

(Downtown Target Area and adjacent residential areas)

- ☑ Structural Fault
- ☑ Condemned
- ☑ Fire Damage or Fire Risk
- ☑ Other (explain below)
- ☐ Carried over from 1992 List
- ☐ Carried over from 1996 List
- ☐ Carried over from 2000 List

#### Other comments:

Dangerous roofs and floors.